



Director's Determination – Categories of Plumbing Work

I, Peter John Graham, in my capacity as Director of Building Control, acting pursuant to section 20(1)(d) of the *Building Act 2016*, hereby make the following Determination.

Title	Categories of Plumbing Work
Description	<p>This Determination specifies:</p> <ul style="list-style-type: none">the types of plumbing work that are categorised as either Low Risk, Notifiable Work or Permit Work;the persons who may perform those types of work; andthe Low Risk Plumbing Work that is determined by the Director of Building Control to require notification on completion.
Version	Version 1.4a
Application	For the purposes of 20(3)(b) of the <i>Building Act 2016</i> , this Determination applies from 18 August 2022 until its revocation.
Previous determination	The Director's Determination – Categories of Plumbing Work Version 1.3 dated 8 May 2018 ceases to have effect from the date of application of this Determination.
Date of Director's approval	12 August 2022

Peter John Graham

Director of Building Control

Consumer, Building and Occupational Services
Department of Justice

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Document Development History

Version	Application Date	Reason	Sections amended
1.4 & 1.4a	18 August 2022	Scheduled Review	See separate list of key changes
1.3	8 May 2018	Fixed typographical error	2.2.2
1.2	7 March 2018	Add Repair of OWMS	2.2.6 – Added 4.2.5 – Amended 2.3.2 – Editorial
1.1	1 July 2017	Significant Revisions	See Explanatory List provided
1.0	12 December 2016	Original release	-

Purpose of this document

The *Building Act 2016* provides a risk-based framework when undertaking building, plumbing or demolition work in Tasmania, and provides for the Director of Building Control to determine categories of work that are to be subject to a range of regulatory controls. The purpose of this Determination is to set the types of plumbing work that fall within each level of regulatory control.

The Director has determined the following categories of plumbing work:

Category 1 - Low Risk Plumbing Work	This work can be done by an owner, licensed plumber or competent person.
Category 2 - Low Risk Plumbing Work	This work must be done by a licensed plumber with some work requiring notification to council (where indicated).
Category 3 – Notifiable Plumbing Work	This work must be done by a licensed plumber, where the council Permit Authority has carried out an assessment and issued a Certificate of Likely Compliance before the commencement of work.
Category 4 – Permit Plumbing Work	This work must be done by a licensed plumber and requires a Plumbing Permit issued by the relevant council Permit Authority.

This Determination sets the scale of various plumbing works that fall within each of these categories. The technical aspects of that plumbing work, described in the category tables, does not set the standard to which that work needs to be designed nor completed. All plumbing work performed under the scope of the *Building Act 2016* must comply with the National Construction Code.

The purpose of defining categories of plumbing work is for the purpose of setting which of the approval processes provided in the Act apply to that work.

Supporting material

This document categorises work, however it is not a standalone document. Other supporting material includes:

- [Building Act 2016](#)
- [Building Regulations 2016](#)
- [Occupational Licensing Act 2005](#)
- [National Construction Code](#)
- [Director's Determinations:](#)
 - [Categories of Building and Demolition Work](#)
 - [Hazardous Areas](#)
- [Guide to the Building Act 2016](#)

Standard Limitations applicable to all Categories

All work must comply with:

Relevant provisions of the *Building Act 2016* and the Building Regulations 2016;
Volume Three of the National Construction Code;
Australian/New Zealand Standard (AS/NZS) 3500;
WaterMark approval, where required; and
Water Efficiency Labelling Scheme (WELS), where required.

Category I – Low Risk Plumbing Work by an owner, competent person, or licensed plumber

- Some plumbing work is determined to be Low Risk Work. Most of these types are minor works and represent a low risk to occupants and the public.
- Category I Low Risk Work may be performed by:
 - an owner;
 - a competent Person; or
 - a licensed Plumber.
- This category relates to stand-alone projects that are not part of, or associated with, a larger project that may include Notifiable Work (Category 3) or Permit Work (Category 4).

General Requirements

There are general requirements that may apply to the work being undertaken. The General Requirements must be reviewed and adhered to wherever relevant. These requirements are detailed in full at the end of this document, see **General Requirements** at page 34.

No.	Description of works	Limitations	Explanatory notes
I.1.1	Maintenance, repairs or replacement of existing tapware	<p>Any replacement must be a like for like replacement. (E.g. mixer for mixer)</p> <p>Does not include:</p> <ul style="list-style-type: none"> • substitution of types • fitting of new fitting types such as vegetable spray mixer, shower spray on hose • any modification of in-wall pipework or tapware. 	Substituting alternative types of taps may introduce backflow risks.
I.1.2	Replacement or minor repairs of a shower head or rose	<p>Any replacement must be like for like</p> <p>Any existing backflow protection must be maintained</p>	
I.1.3	Maintenance and repairs to water closet cistern outlet and inlet valves		
I.1.4	Replacing a domestic water filter cartridge		
I.1.5	Removing or replacing ground level inspection caps on sewer or stormwater drains and replacing grates on stormwater pits and channels	<p>Inspection caps must already be at ground level</p> <p>Not for raising of the access point</p>	

No.	Description of works	Limitations	Explanatory notes
I.1.6	Septic tank maintenance such as visual inspection and providing access for cleaning	Does not include pumping out of septic tank	Septic Tanks may present risks to environment and personal health and safety
I.1.7	Pumping out of septic tank, grease trap, or trade waste	Must be performed by a Controlled Waste Transport Business (septic tank pumping contractor) licensed by the Tasmanian Environment Protection Authority	Includes pump out or similar maintenance Owner to notify TasWater in accordance with their trade waste consent agreement
I.1.8	New installations of domestic and commercial irrigation and lawn watering systems	If a suitable backflow prevention device is installed to protect a drinking water supply, owner must consult a licensed plumber to ensure correct class of backflow prevention device is fitted. Excludes: <ul style="list-style-type: none"> • installations for a dual water supply • installations for a land application (irrigation) area connected to an On-site Wastewater Management System 	

No.	Description of works	Limitations	Explanatory notes
I.1.9	Replacement of an existing water tank	Same tank size and support structure Using existing pumps, connections and pipework	Tank material and fittings can be of a different material (e.g. substitution of a plastic tank for galvanised steel) For premises in a Bushfire-Prone Area, the water tank required to be installed for fire-fighting purposes has to meet specific criteria; refer to Director's Determination – Bushfire Hazard Areas
I.1.10	Unblocking of toilets, showers or other plumbing fixtures with a handheld plunger	Does not include rodding or using mechanical devices to unblock drains	

Category 2 – Low Risk Plumbing Work by a licensed plumber

- The following types of work must be undertaken by a licensed plumber. The plumber is responsible for ensuring the work complies with the National Construction Code and referenced standards.

Notify Council on Completion

- Council must be advised of some Low Risk Work so there is a record of the work.
- The notification is to be made by the licensed plumber on the Notification of Low Risk Work (Plumbing) Form 80 and must be accompanied by as-constructed plans of the work if specified as necessary in the Director's Determination – Director's Specified List.

General Requirements

There are general requirements that may apply to the work being undertaken. The General Requirements must be reviewed and adhered to wherever relevant. These requirements are detailed in full at the end of this document, see **General Requirements** at page 34.

No.	Description of works	Limitations	Explanatory notes	Notify Council?
2.0.0	Inspection, maintenance, repair and like for like replacements on existing plumbing installations			
2.0.1	Sewer drains	Limited to work located above ground which remains readily visible when completed		No
2.0.2	Stormwater drainage systems	Repairs or replacement of downpipes, roof gutters, sumps, rainheads or stormwater (roof) pipes above ground where the work: <ul style="list-style-type: none"> • does not increase loading on the stormwater drainage system; • is located above ground; and • remains readily visible when completed 	Includes roof drainage systems Allows for use of dissimilar materials where appropriate Includes downpipes and roof gutters	No
2.0.3	Fixtures, tapware and equipment	Does not include works on thermostatic mixing valves and backflow prevention devices	For work exceeding work described at Category 1.1.1	No
2.0.4	Unblocking drains	Where work is unblocking and does not include remedial plumbing work in conjunction (such as of removal of piping required to facilitate unblocking)	Includes drain plunging, the use of mechanical drain cleaners and exposing the inspection opening	No
2.0.5	Sanitary Plumbing and Drainage	Work must be located above ground and remain readily visible when complete. Fixtures must remain in the same room and work must not include additional fixtures or fixture load ratings		No

No.	Description of works	Limitations	Explanatory notes	Notify Council?
2.0.6	Fire Services (fire hydrant system or fire hose reel)	Maintaining, repairing or replacing, like for like, components of a fire hydrant system or fire hose reel		No
2.0.7	Heated and cold water reticulation (connected to a drinking water service)	Removing or repairing. Does not include: <ul style="list-style-type: none"> • work upstream of a testable backflow prevention device; or • work on part of a fire service 	Connection to a non-drinking water service is Notifiable Plumbing Work (Category 3)	No
2.0.8	Non-testable backflow prevention devices	Repair, maintenance or like for like replacement of a non-testable backflow prevention device Excluding: <ul style="list-style-type: none"> • any work on a testable backflow prevention device; or • work on TasWater infrastructure 		No
2.0.9	Rainwater or fire-fighting water supply tanks	Work necessary for maintenance or repair of a rainwater tank or fire-fighting water supply tank. Does not include connection of or modifications to a system with a mains backup	If a tank is required for fire-fighting, special design requirements apply: see the Director's Determination on Building in Bushfire Hazard Areas.	No

No.	Description of works	Limitations	Explanatory notes	Notify Council?
2.0.10	Replacement or repair of a temperature control device		<p>Includes:</p> <ul style="list-style-type: none"> • All tempering valves; or • a thermostatic mixing valve in a class 1 building if it was installed at the owner's request (and not required to be installed to comply with Volume 3 of the National Construction Code <p>Note:</p> <ul style="list-style-type: none"> • Thermostatic mixing valves must be maintained as specified in the Director's Determination – Maintenance of Prescribed Essential Building Services 	No
2.0.11	Stormwater drainage on any existing Class 10 buildings or Farm Sheds	<p>Connected to existing stormwater disposal system if available. If existing stormwater disposal system not available the water must not create a nuisance.</p> <p>Excludes the dispersal of treated water from an on-site-waste-water management system</p>	<p>Class 10 buildings are non-habitable buildings such as sheds, garages, carports.</p> <p>See the definition of Farm sheds in the see explanatory notes.</p> <p>Includes existing subsoil drainage system for stormwater: examples are soakage or dispersion drains or soakage trenches.</p>	No

No.	Description of works	Limitations	Explanatory notes	Notify Council?
2.0.12	Repairs and maintenance to pipework only of Recycled water / Greywater/ Non-drinking water reticulation generated on-site (not from a network utility operator's system)	Where backflow protection is already installed	Includes maintenance and repair work on a recycled, greywater, or sewage treatment system Note: where a testable backflow prevention device is required to be installed, that is Permit Plumbing Work (Category 4)	No
2.0.13	Trade waste installations	Repairs and maintenance only of existing systems	TasWater regulate the pre-treatment devices used to treat trade waste before discharge to a TasWater sewerage system	No
2.1.0	New installations			
2.1.1	Installation of new rainwater or storage tanks (for drinking water or for fire-fighting water supply tanks)	Above ground tanks only New installation as a private water supply, not connected to a reticulated supply from a NUO overflow from the tank is to be connected to an existing stormwater disposal system of a NUO; or if that system is not available, the runoff of must not cause a nuisance	Examples: <ul style="list-style-type: none">• a Drinking water supply, or• a Fire-Fighting Water supply• a Second tank (additional or replacement) For premises in a Bushfire Hazard Area, the water tank required to be installed for fire-fighting purposes has to meet specific criteria; refer to Director's Determination – Bushfire Hazard Areas	No

No.	Description of works	Limitations	Explanatory notes	Notify Council?
2.1.2	Connection of an unregistrable relocatable building to a water supply or sewerage system	<p>Excludes:</p> <ul style="list-style-type: none"> • New prefabricated buildings constructed off-site and then moved to a permanent location; • Caravans or similar vehicles that are capable of being registered by Tasmanian Registrar of Motor Vehicles; • installations that require a testable backflow prevention device; and • connection to an OWMS as this work is Permit Plumbing Work (Category 4) 	<p>Examples:</p> <ul style="list-style-type: none"> • Builders site sheds • Temporary relocatable buildings or structures 	No
2.1.3	Installation of a temperature control device	<p>Excludes:</p> <ul style="list-style-type: none"> • Thermostatic Mixing Valves in building classes 2-9. 	<p>Includes:</p> <ul style="list-style-type: none"> • All tempering valves; or • a thermostatic mixing valve in a class I building if it was installed at the owner's request (and not required to be installed to comply with the Plumbing Code of Australia) 	No
2.1.4	New charged downpipes from a roof to a rainwater tank (Class 1a and 10a buildings)	To be constructed in accordance with the Director's Guidelines – Charged Downpipes to Rainwater Tanks of Class 1a & 10 Buildings for Drinking Water Purposes		No

No.	Description of works	Limitations	Explanatory notes	Notify Council?
2.1.5	New heated water installation (in a new location) from an existing service	On existing services, new work that is not increasing the fixture load on those services	An increase in the loading on existing services is Notifiable Plumbing Work (Category 3)	No
2.1.6	Flashings for building envelope penetrations and fixtures including but not limited to: <ul style="list-style-type: none"> • Solid fuel heaters; • Roof windows; • Ventilation 			No

No.	Description of works	Limitations	Explanatory notes	Notify Council?
2.2.0	Repairs and Maintenance requiring Notification			
2.2.1	Other general repairs and maintenance including any repair or maintenance work, other than those already included in Category 2;	Repair work on any sewerage system covers sewer drains only and not an on-site waste-water management system including the land application area		Yes
2.2.2	Maintenance of on-site wastewater management systems	<p>Routine servicing and maintenance of AWTS or other STS and maintaining, like for like.</p> <p>Does not include replacement of failed OWMS or new wastewater land application areas.</p>	<p>Includes pumps, blowers, and disinfection replacement (e.g. chlorine)</p> <p>New septic tank systems including absorption trenches, AWTS and irrigation areas and composting toilets are Permit Plumbing Work (Category 4)</p>	Yes
2.2.3	Testable backflow prevention device	Repairs and maintenance only of existing testable backflow prevention device		Yes

No.	Description of works	Limitations	Explanatory notes	Notify Council?
2.2.4	Repairs to existing on-site wastewater management systems	Like for like reinstatement/repair of damaged or disturbed existing system components including, but not limited to, pipework, fittings, and treatment system tanks	<p>Only applies to existing systems, where the reinstatement or repair results in no change to the original approved installation</p> <p>Does not require a new as-constructed drawing</p>	Yes

No.	Description of works	Limitations	Explanatory notes	Notify Council?
2.3.0	New Installations, Alterations and Modifications requiring Notification			
2.3.1	Alterations and modifications to sanitary plumbing and drainage, and water supply (above and below ground, for all building classes)	On existing services, new work that is not increasing the fixture load on those services	<p>Examples of permissible works are:</p> <ul style="list-style-type: none"> • Kitchen and bathroom alterations and additions, relocations of existing fixtures; • Removal of a shower over a bath, to install separate bathtub and new shower unit; • Extending or altering pipe work; • Relocating fixtures in a building, (not just within a room); and • Sealing a sanitary drain upstream from the connection point to a service provider's sewerage system <p>An increase in system loading on existing services is Notifiable Plumbing Work (Category 3)</p>	Yes

No.	Description of works	Limitations	Explanatory notes	Notify Council?
2.3.2	Installing, replacing or servicing thermostatic mixing valves in building classes 2-9.		Thermostatic mixing valves must be maintained as specified in the Director's Determination – Maintenance of Prescribed Essential Building Services	Yes
2.3.3	Installation of new non-testable backflow prevention device	Does not apply to work on NUO infrastructure which is regulated by the <i>Water and Sewerage Industry Act 2008</i>		Yes
2.3.4	Stormwater drainage (New Installations for any class of building)	Excludes on-site detention of stormwater	The loading on the stormwater connection must be fit for purpose Written approval must be sought from the NUO before commencing work which connects to a stormwater drainage system, as required at reg 43 of the Building Regulations 2016	Yes

No.	Description of works	Limitations	Explanatory notes	Notify Council?
2.3.5	Subsurface Drains (includes Subsoil Drains) for any Class 10 buildings or Farm Sheds.	Must be designed by a suitably licensed and competent person Excludes subsurface drains within 1.5m of any building Excludes subsurface drains in specific high risk areas (see Category 4.0.0)		Yes

Category 3 – Notifiable Plumbing Work

- The following plumbing work is determined to be Notifiable Plumbing Work.
- Work in this category requires a Certificate of Likely Compliance from the Permit Authority of the relevant council prior to the commencement of work.
- The licensed plumber and relevant Permit Authority are responsible for ensuring that any proposed work complies with this Determination.
- Notifiable Plumbing Work does not include Low Risk Work.
- Notifiable Plumbing Work must be performed by a licensed plumber.
- Notifiable Plumbing work must be designed by a licensed designer.
- The licensed plumber is responsible for ensuring the work complies with the National Construction Code and referenced standards.
- The plumber must specify the nature of the proposed work in their Notice of Work to the Permit Authority.
- Specific requirements are also provided in the *Building Act 2016* for notifications to the Permit Authority to obtain authorisation to start work, inspections and completion of the work.
- The relevant Permit Authority is to take into account any other permits, consents, or orders, in place or required under any Act in respect of the proposed work or the premises where the work is to be performed.

General Requirements

There are general requirements that may apply to the work being undertaken. The General Requirements must be reviewed and adhered to wherever relevant. These requirements are detailed in full at the end of this document, see **General Requirements** at page 34.

No.	Description of works	Limitations	Explanatory notes
3.0.1	New stormwater drainage system installations or additions	Any new work for stormwater drainage for any class of building other than work described in Categories 2 or 4	
3.0.2	New sanitary plumbing and drainage above and below ground (all building classes)	New work increasing the fixture load on existing services and that exceeds the limitations provided under Category 2 and excludes Category 4 work	

No.	Description of works	Limitations	Explanatory notes
3.0.3	New heated and cold water reticulation including water heaters		<p>This category is for new work that will increase the fixture load on existing services</p> <p>Examples:</p> <ul style="list-style-type: none"> • New heated water and/or cold water connection/reticulation systems; and • New water heaters (all types, including an energy efficiency heated water system NUO (TasWater) approval is also required for new cold water connections <p>If a testable backflow prevention device is required to be installed that is Permit Plumbing Work (Category 4)</p>
3.0.4	Installation of plumbing services to new buildings (Class I and associated Class I0) greater than provided for under Low Risk Work	Excludes on-site wastewater management systems	

No.	Description of works	Limitations	Explanatory notes
3.0.5	Installation of plumbing services to new buildings (Classes 2 – 9) connected to a network utility operators system	<p>Does not include:</p> <ul style="list-style-type: none"> • trade waste systems; • fire services; or • on-site wastewater systems. 	
3.0.6	Fire Services installation or alteration	<p>Install, extend or remove for an existing system a:</p> <ul style="list-style-type: none"> • fire hydrant; or • fire hose reel 	<p>Removal and capping (without replacement) of a fire hydrant that was required by the Building Regulations 2016 to be provided for the premises as an Essential Building Service, may only be undertaken with the advice of a licensed Building Surveyor</p>
3.0.7	Subsurface Drains (includes Subsoil Drains or subsoil drainage systems)		
3.0.8	Plumbing work incorporating a Performance Solution	<p>Not including work determined to be Category 2 work for charged downpipes for Class 1a and 10a buildings</p>	

Category 4 – Permit Plumbing Work

- Work in this category requires both a Certificate of Likely Compliance and a Plumbing Permit from the council Permit Authority.
- Types of Plumbing Work not listed in Categories 1, 2 or 3 is Permit Plumbing Work (Category 4).
- All Permit Plumbing Work must be performed by licensed plumber.

General Requirements

There are general requirements that may apply to the work being undertaken. The General Requirements must be reviewed and adhered to wherever relevant. These requirements are detailed in full at the end of this document, see **General Requirements** at page 34.

No.	Description of works	Limitations	Explanatory notes
4.0.0	Plumbing Work that is to be Performed in Specific High Risk Locations		
4.0.1	<p>All plumbing work that is:</p> <ul style="list-style-type: none"> • Permit Plumbing Work (Category 4); • Notifiable Plumbing Work (Category 3; or • Low Risk Plumbing Work (Category 2) <p>in premises located in Appendix I “Figure I the “Combined Sewerage/ Drainage Area Map” (Launceston City)</p>	<p>No new connections can be made without the approval of the Group Manager, Infrastructure, Launceston City Council.</p> <p>All plumbing work that is:</p> <ul style="list-style-type: none"> • Permit Plumbing Work • Notifiable Plumbing Work 	<p>The Map shows the Combined Drainage Area and the Combined Sewerage and Stormwater System (Combined System) within the Launceston Municipality</p> <p>Within the Combined Drainage Area stormwater can legally be discharged into a sewer. TasWater will</p>

No.	Description of works	Limitations	Explanatory notes
		<ul style="list-style-type: none"> Low Risk Plumbing Work (Category 2) <p>that is to be performed in these specific areas/ locations of the State, is deemed to be of a higher risk, requiring an application for a Plumbing Permit by the owner</p> <p>A copy of any Application or Notification, where required for trade waste, or site containment backflow prevention devices, is to be provided to TasWater</p>	<p>determine whether capacity within the Combined System is sufficient to service any connection to that system.</p> <p>Outside of this area connecting stormwater to sewerage infrastructure not permitted.</p> <p>Within the Combined Drainage Area Council will determine whether the connection point for stormwater is permitted to enter the Combined System at the boundary of the property after:</p> <ul style="list-style-type: none"> Receiving confirmation from TasWater that the capacity of the Combined System is sufficient; Confirming that there is a single pipe system already in existence; Confirming no other means of drainage are available; and No order to carry out separation works can be issued.
4.0.2	Sewer drainage and stormwater disposal in Karst (limestone) landscape areas within the Meander Valley municipal area (see Map of		Natural drainage characteristics may be disrupted, subsidence can occur, and groundwater contaminated by

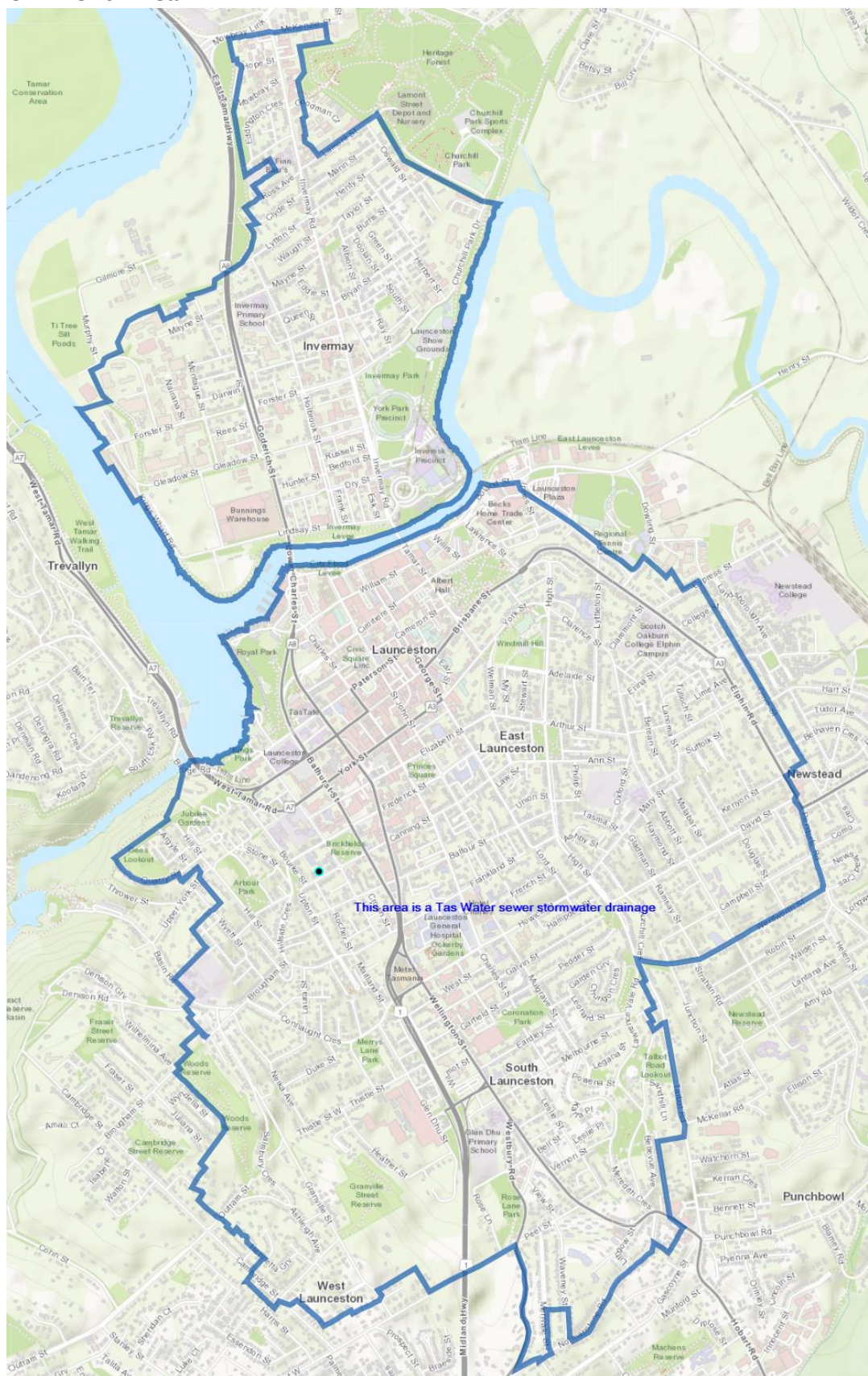
No.	Description of works	Limitations	Explanatory notes
	“High Sensitivity Karst Areas: Meander Valley Local Government Area” at Appendix 2).		inappropriate drainage in Karst areas. Planning of these works is to take into account the Guidelines of DPIPWE published at: www.dpipwe.tas.gov.au/conservation/geoconservation/karst/protecting-karst
4.1.0	Plumbing Work performed in Multi-Storey Buildings (Classes 2 – 9)		
4.1.1	Multi-stack sanitary plumbing and drainage in Class 2 – 9 buildings		Includes multi-storey above-ground sanitary stack systems, in residential, or commercial buildings
4.2.0	Other Permit Plumbing Work		
4.2.1	Installation of Fire Services	<p>Installation of new and/ or additional fire hose reels, hydrants, or the water supply to fire services</p> <p>It is the work of a licensed plumber and not of a specialist contractor who holds a Permit issued by the Tasmania Fire Service</p>	

No.	Description of works	Limitations	Explanatory notes
4.2.2	Non-drinking water, recycled water or greywater treatment systems		<p>Includes dual pipe systems installations for supply of recycled water</p> <p>Any new work on an alternative water supply system (for example recycled water plumbing, greywater or treatment systems)</p>
4.2.3	Trade waste installations	Any plumbing work for, or connected to, a trade waste installation (other than the maintenance that is permitted in Category 2 or Category 3)	<p>Includes commercial kitchens and cafes etc.</p> <p>Also applies to trade waste treated, stored or disposed of on-site including: dairies and food processors</p> <p>Notification is required to the Network Utility Operator (TasWater) regarding trade waste discharge</p>
4.2.4	Testable backflow prevention		<p>Installation of testable backflow prevention devices including those installed for:</p> <ul style="list-style-type: none"> • fire services; or • irrigation systems

No.	Description of works	Limitations	Explanatory notes
4.2.5	On-site Wastewater Management System		Design, installation, or initial commissioning of on-site wastewater management systems (including septic tanks, aerated wastewater treatment systems, land application systems, composting toilets and any other similar system)
4.2.6	Pumped drainage systems (sewerage & stormwater)		<p>Includes:</p> <ul style="list-style-type: none">• a fixture on a floor below an available gravity connection requiring pump up to nearest gravity connection point discharges waste into an approved disposal system• installation of reflux valves

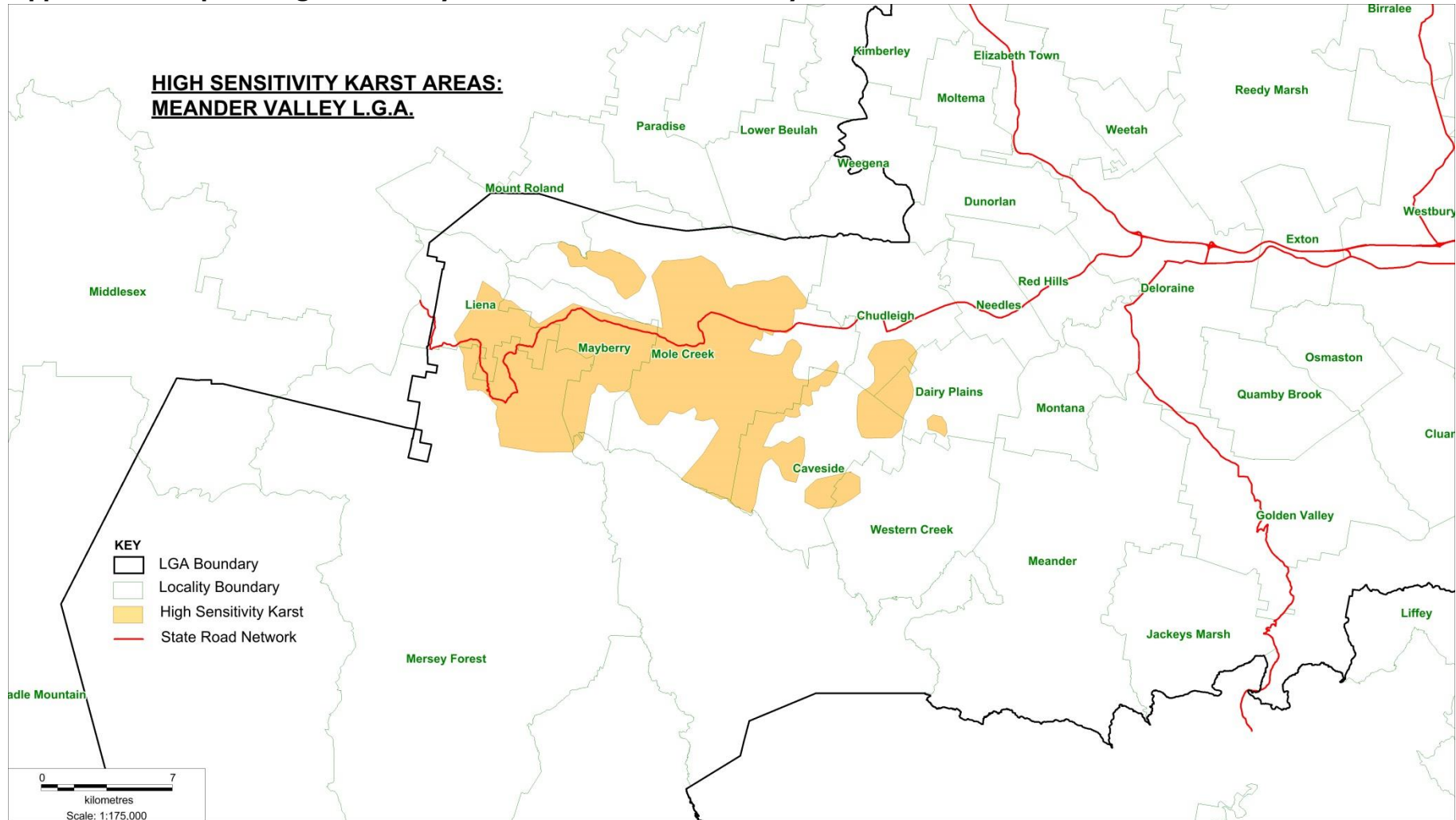
No.	Description of works	Limitations	Explanatory notes
4.3.0	Installation of certain plumbing fixtures, where the use or operation may pose a high risk		
4.3.1	Pump station (domestic or commercial) wet well or pump out toilet		Installation of a wet well or a pump out toilet used to transfer sewage or stormwater from land or a building to an approved disposal system or is transported to that system.
4.3.2	Installation of a unique plumbing installation or system	Where the installation is permitted by the Building Regulations 2016	<p>The Building Regulations 2016 defines a 'unique plumbing installation' as a plumbing installation that is:</p> <ul style="list-style-type: none"> • a prototype, or one-off, installation permitted to be installed under the Act; and • specifically designed for the premises in which it is, or is to be installed; and • not for general sale

Appendix I: Map of Combined Drainage Area: Launceston City Council Local Government Area



“Stormwater & Underground Utilities Map”, [City of Launceston](#), used under [CC BY 3.0 AU](#)

Appendix 2: Map of “High Sensitivity Karst Areas: Meander Valley Local Government Area”



General Requirements

General Requirements	
<p>All required plumbing work may be approved as one application</p>	<p>The Determination divides the categories of plumbing work to apply specific requirements where particular work may be the sole component of a plumbing project.</p> <p>Where the applicant is required to apply for an approval for the proposed plumbing work (such as by making a Notification for Category 3 Work or an application for a Plumbing Permit for Category 4 work) that application for approval may also incorporate all the proposed plumbing work, regardless of whether that may include works that could fall in the Notifiable or Low Risk Categories.</p> <p>Example:</p> <p><i>Construction of a new house requires:</i></p> <ol style="list-style-type: none"> 1. New water supply (Notifiable Work) and 2. New sewer connection (Notifiable Work) and 3. New stormwater drainage connection (Low Risk Work with post-construction reporting). <ul style="list-style-type: none"> • That application for a Certificate of Likely Compliance for the Notifiable Work is to include the design of all aspects of the plumbing work for the new house, even though a stormwater connection alone is as Category 2 Low Risk Work. • The Permit Authority may consider all designs and give approval for all required plumbing work necessary for that project.
<p>As-constructed drawings required for any Category 2 Plumbing Work.</p>	<p>As-constructed drawings are required for Category 2 Low Risk Plumbing Work which also requires notification to council post-completion.</p> <p>The Director's Specified List (as provided in Schedule 3) provides the details of the required technical standards for preparing as-constructed drawings).</p>

General Requirements	
	As-constructed drawings are to accompany the Notification of Low Risk Work (Plumbing) Form 80 when this form is provided to the council.
Emergency Work	<p>The Building Act 2016 provides specific requirements for plumbing work that is to be performed in an emergency, or to circumvent an emergency.</p> <p>See Part 16 of the Building Act 2016 for the requirements for Emergency Work.</p>
Essential Maintenance	Some building and plumbing features require periodic inspection, testing and maintenance. The Director's Determination – Maintenance of Prescribed Essential Building Services establishes the requirements in respect of maintenance.
Fires Services Work of plumbers	The General Fire Regulations 2021 provides that a person does not require a Chief Officer's Permit to install or maintain a fire hydrant system or fire hose reel in any building if he or she is a licensed plumber with the relevant competence.
Fire Hydrant	A fire hydrant is an active fire protection measure, and a source of water provided in most urban, suburban and rural areas to enable firefighters to tap into the water supply to assist in extinguishing a fire. They can be located inside or outside buildings and are designed so that large fire hoses can be connected to them for firefighting purposes.
Karst landscapes	Karst landscapes are the result of some rock types being relatively soluble in water. These rocks tend to gradually dissolve, rather than be eroded by the physical processes that shape landforms in other environments. Tasmania's karst landscapes are formed mainly from limestone or dolomite rocks. There are special requirements for plumbing work in the Meander Valley Council municipality to minimize the risks to Karst landscapes: see the Map at Appendix 2.
Tradewaste and TasWater approval	Trade waste disposal to sewer is managed by TasWater to minimise the risks and potential for increased costs associated with the transport and treatment of trade waste.

General Requirements	
	<p>Any customer who is responsible for a business that discharges trade waste to sewer is receiving a trade waste service from TasWater, and has a legal obligation to apply for permission to discharge the waste from that business.</p> <p>More information is on the TasWater website at: www.taswater.com.au/Customers/Trade-Waste</p>

Terms and Definitions

Unless the contrary intention appears, an expression used in this determination that is defined in the *Building Act 2016* or Building Regulations 2016, or the National Construction Code (Plumbing Code of Australia) has the same meaning in this Determination as in the Act or Regulations.

Term	Definition
AWTS	means an aerated wastewater treatment system
Building Classification	means classification under the National Construction Code
CLC	means a Certificate of Likely Compliance issued by a Plumbing Permit Authority for either Notifiable Plumbing Work or Plumbing Permit Work
Competent person	means someone who has sufficient training and experience or knowledge and other qualities that allow them to perform that work to comply with the NCC or a particular Standard. The level of competence required will depend on the complexity of the plumbing work. That person may specialise in a particular type of work, but is not necessarily the holder of a plumber's licence
Essential building services	means the features of a building, or the measures in or associated with a building, that are prescribed (for the safety, health or amenity of occupants) in the Building Regulations 2016.
Emergency work	means plumbing work that – (a) is required to be performed under an emergency order; or (b) is required on reasonable grounds to be performed in an emergency, or to circumvent an emergency – (i) to protect public health or safety; or (ii) to prevent significant damage to property; or (iii) to prevent a waste of water; or (iv) to restore a water supply that has been cut off to prevent a waste of water; or (v) to free a blocked pipe.

Term	Definition
Farm Shed	<p>means a single storey Class 7, 8 or 10 building located on land primarily used for farming that is—</p> <ul style="list-style-type: none"> (i) used in connection with farming; or (ii) used primarily to store one or more farm vehicles; or (iii) a combination of (i) and (ii); and <ul style="list-style-type: none"> • occupied neither frequently nor for extended periods by people; and • in which the total number of persons accommodated at any time does not exceed 2.
Fire Services	<p>means, in respect of a plumbing installation, plumbing work on:</p> <ul style="list-style-type: none"> (a) Hydrant systems; (b) Hose reel systems; (c) A water supply system for operating sprinkler or wall wetting systems, including – <ul style="list-style-type: none"> (i) Water flows and pressure; and (ii) control valves
Hydraulic loading	Liquid flow required to be handled by the wastewater system.
Licensed Designer	<p>For the purposes of this Determination licensed designer means –</p> <p>The holder of a licence issued under the <i>Occupational Licensing Act 2005</i> that authorises the holder of the licence to carry out work that is design work relating to prescribed plumbing work. This may include licence classes as determined within the below determinations:</p> <ul style="list-style-type: none"> (i) Occupational Licensing (Plumbing Work Licence Classes) Determination; and (ii) Occupational Licensing (Building Services Work) Determination
Licensed Plumber	<p>Means –</p> <p>The holder of a licence issued under the <i>Occupational Licensing Act 2005</i> that authorises the holder of the licence to carry out work that is prescribed plumbing work within the meaning of that Act.</p>
NCC	means the National Construction Code
NUO	means Network Utility Operator (examples are TasWater for sewer and water supply system, or a local council for stormwater disposal systems)
Nuisance	A wrongful disturbance or interference with a person's use of enjoyment of land and for which there is a legal remedy. This may

Term	Definition
	include allowing or causing the escape of deleterious things (such as water, dust, fumes etc.) onto another person's land that must be removed or that interference terminated.
OWMS	means a plumbing installation that is an on-site wastewater management system defined in Section 4 of the Building Act 2016
PCA	Means the Plumbing Code of Australia, Volume 3 of the National Construction Code (NCC)
Performance Solution	means a method of complying with the Performance Requirements of the National Construction Code other than by a Deemed-to-Satisfy Solution.
Roof Drainage System	means types of prescribed work on a plumbing system for stormwater drainage of a roof.
Stormwater Drainage System	means the roof drainage system, surface water drainage system and subsoil drainage system on a property, which is used for the collection and conveyance of stormwater.
STS	means a secondary treatment system
Upstream	<ul style="list-style-type: none"> • For a backflow prevention device, means a point where the water service enters the backflow device body ahead of the first check valve; • For a sanitary drain or sewerage system, means a point above a fitting.

Building Classifications used in the NCC

The below building classifications are a simplified representation of the building classifications as provided in the National Construction Code. See the document *Understanding the NCC: Building Classifications* available at abcb.gov.au for more information.

Class 1a – Single dwelling/house

Class 1b – Small guest/boarding house

Class 2 – Dwellings/apartments

Class 3 – Hotels/motels

Class 4 – A single dwelling in a Class 5 to 9 such as a caretakers' unit in a warehouse

Class 5 – Commercial office building

Class 6 – Commercial retail shop or similar

Class 7a – Carpark

Class 7b – Farm Shed

Class 8 – Laboratory or factory

Class 9a – Health-care building

Class 9b – Assembly building such as schools and sports stadiums

Class 9c – Residential care building

Class 10a – Non-habitable building (carport, garage)

Class 10b – Structure, swimming pool, fence

Class 10c – Private bushfire shelter

The class – or classification – of a building/structure is determined by the purpose for which it is:

- designed;
- constructed; or
- adapted to be used.

As the purpose of buildings vary, there are different building requirements for different classes.

- The main difference between a Class 1 and a Class 2 building is that Class 1 buildings are not located above or below dwellings or another class of building, except a private garage.
- Class 1 dwellings need to be freestanding, or located side-by-side.
- Note that Class 3 and 4 are residential buildings while Class 5 to 7a are commercial buildings.

A number of the building classes have sub-classes. It should be noted that for the purpose of the NCC Class 1a, 1b, 7a, 9a, 9b and 9c and 10a, 10b and 10c are separate classifications.